

Peter David

Properties Ltd

Residential Sales and Lettings



Lower Skircoat Green, Skircoat Green

£130,000





Set in this quiet yet convenient position in Skircoat Green is this characterful and cosy two bedroom cottage, boasting exposed stonework and beamed ceilings. An internal inspection of this property is highly recommended to appreciate the character. An ideal first time buyer home.

The accommodation briefly comprises of an open plan living room and kitchen, cellar/utility room, two bedrooms and a bathroom. The front is pavement lined and has a cobbled street. The accommodation also comes equipped with gas central heating and double glazing.

Skircoat Green is a well regarded location, ideally situated for access to Halifax and the M62 network. There is a local post office, bakery and laundry along with other facilities on your doorstep.

- CHARACTER COTTAGE
- TWO BEDROOMS
- EXPOSED STONEWORK
- BEAMED CEILINGS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING - C
- COUNCIL TAX BAND - A

Accommodation

Living/ Kitchen

14'7" x 19'1" (4.47 x 5.82)

A light and airy room with a feature stone fireplace. The kitchen comprises of a range of wall and base units with solid wood work surfaces and tiled splash back. Integrated electric oven, four ring gas hob, extractor hood and stainless steel sink.

Utility/cellar

9'1" x 5'5" (2.77 x 1.67)

Useful storage space with room for a washing machine, tumble dryer and tall fridge freezer.

First floor

Bedroom one

9'8" 12'3" (2.95 3.75)

Double bedroom with exposed stone fireplace, exposed beams, velux window, double glazed window with views across the valley and central heating radiator.

Bedroom two

9'8" x 6'9" (2.95 x 2.07)

Single bedroom with double glazed window and central heating radiator.

Bathroom

4'9" x 8'2" (1.47 x 2.5)

Fully tiled with a panel of exposed stonework, white three piece suite which comprises of shower over the bath, vanity unit wash hand basin, low flush WC, double glazed window and baxi boiler.

External

The front of the property is pavement lined and has a cobbled street.

Directions

Please use post code HX3 0TG for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



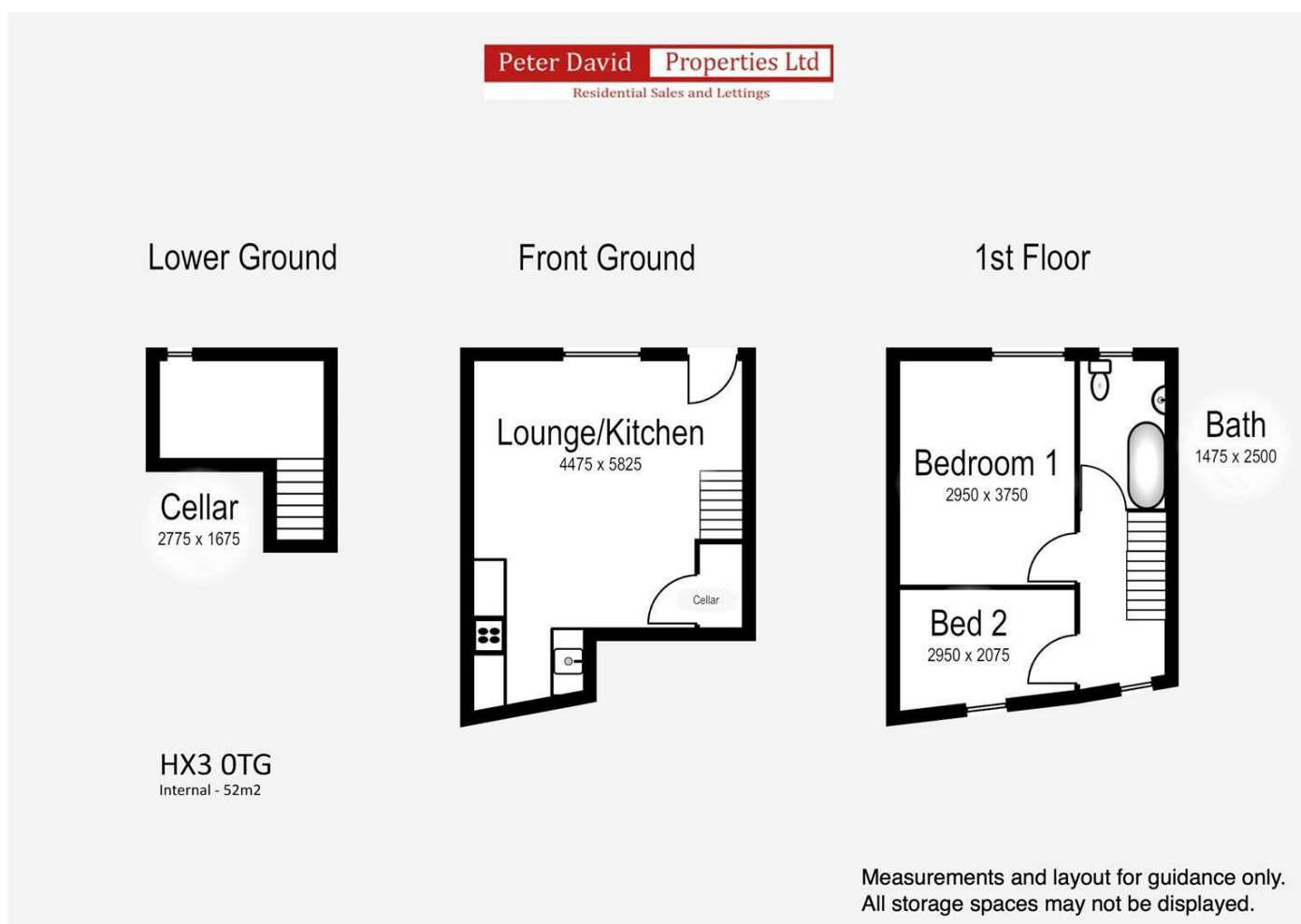
Hybrid Map



Terrain Map



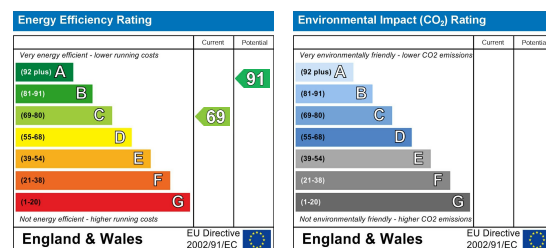
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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